

165 Pepes Farm Road MILFORD, CT 06460



Freestanding Industrial Building, Minutes to I-95, for Lease at \$11/SF Gross + Utilities & Basic Maintenance

Angel Commercial, LLC, acting as the exclusive real estate broker, is pleased to offer an 11,240 SF Industrial building on 0.7 acres at **165 Pepes Farm Road in Milford, CT**, for lease at \$11/SF Gross + Utilities & Basic Maintenance. With easy access to I-95, the freestanding one-story building features 3,440 SF of air-conditioned office space, 7,800 SF of warehouse space, an 11' 9" ceiling height, a loading dock, a drive-in door, and three restrooms. There is abundant parking with 23 spaces.

The property is in a Limited Industrial (LI) zone which allows many uses including manufacturing, warehousing, offices, computer centers, scientific and research laboratories, and printing and publishing establishments.

165 Pepes Farm Road is located within the highly desirable Milford Industrial Area, minutes from the U.S. Post Office Hub, banks, shopping, restaurants, and hotels. The property is less than one mile to I-95 (Exit 40 - Woodmont Road), 4 miles to the Milford Parkway which connects to the Merritt Parkway (Route 15), 2.4 miles to the Milford Metro-North Train Station, and 11.9 miles to Tweed New Haven Airport.

For more information, please contact Jon Angel, President, Angel Commercial, LLC, at (203) 335-6600, Ext. 21.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

165 Pepes Farm Road

MILFORD, CT 06460

Financial Information

Lease Rate: \$11/SF Gross + Utilities & Basic Maintenance

The Site

Space Available: 11,240 SF

Total Building Size: 11,240 SF

Land: 0.7 Acres

Zoning: Limited Industrial (LI)

Year Built: 1984

Construction: Concrete / Cinder Block

Stories: One

Tenancy: Single

Features

Parking: 23 Spaces

Ceiling Height: 11' 9"

Loading: One Loading Dock and One Drive-In Door

Amenities: Wide Span Construction, Signage, Three Restrooms

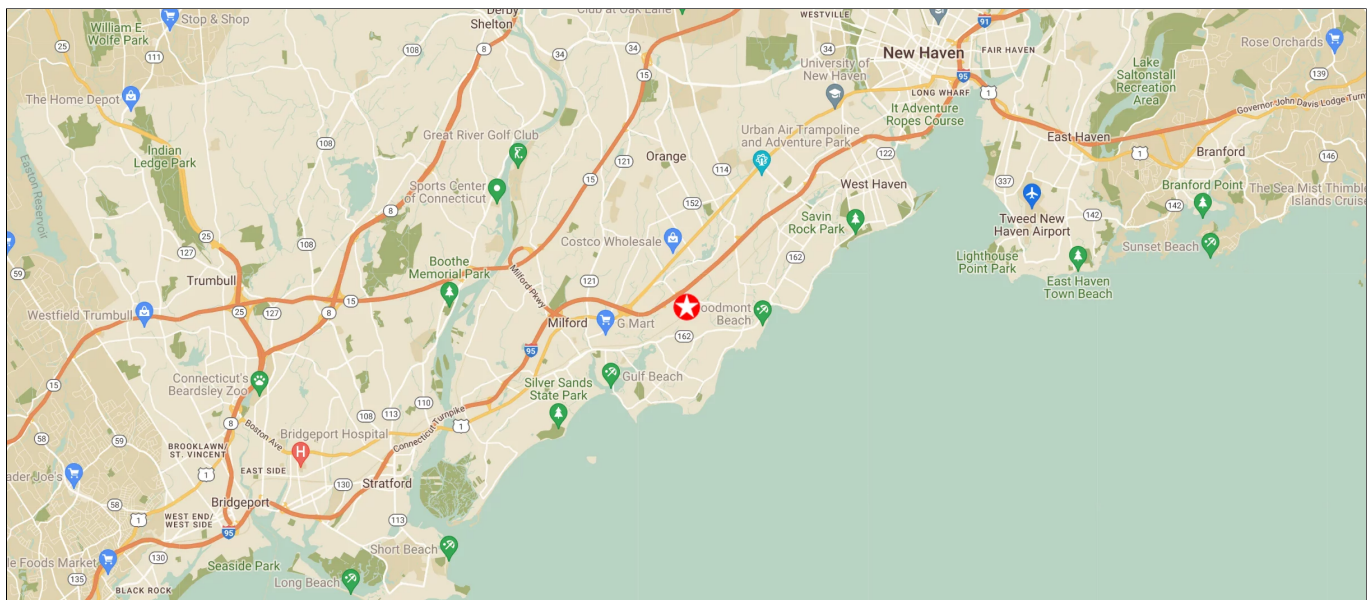
Utilities

Water/Sewer: City/City

A/C: Central Air Conditioning (Office Only)

Heating: Gas

Power: 400 Amps, 480 Volts, 3-Phase



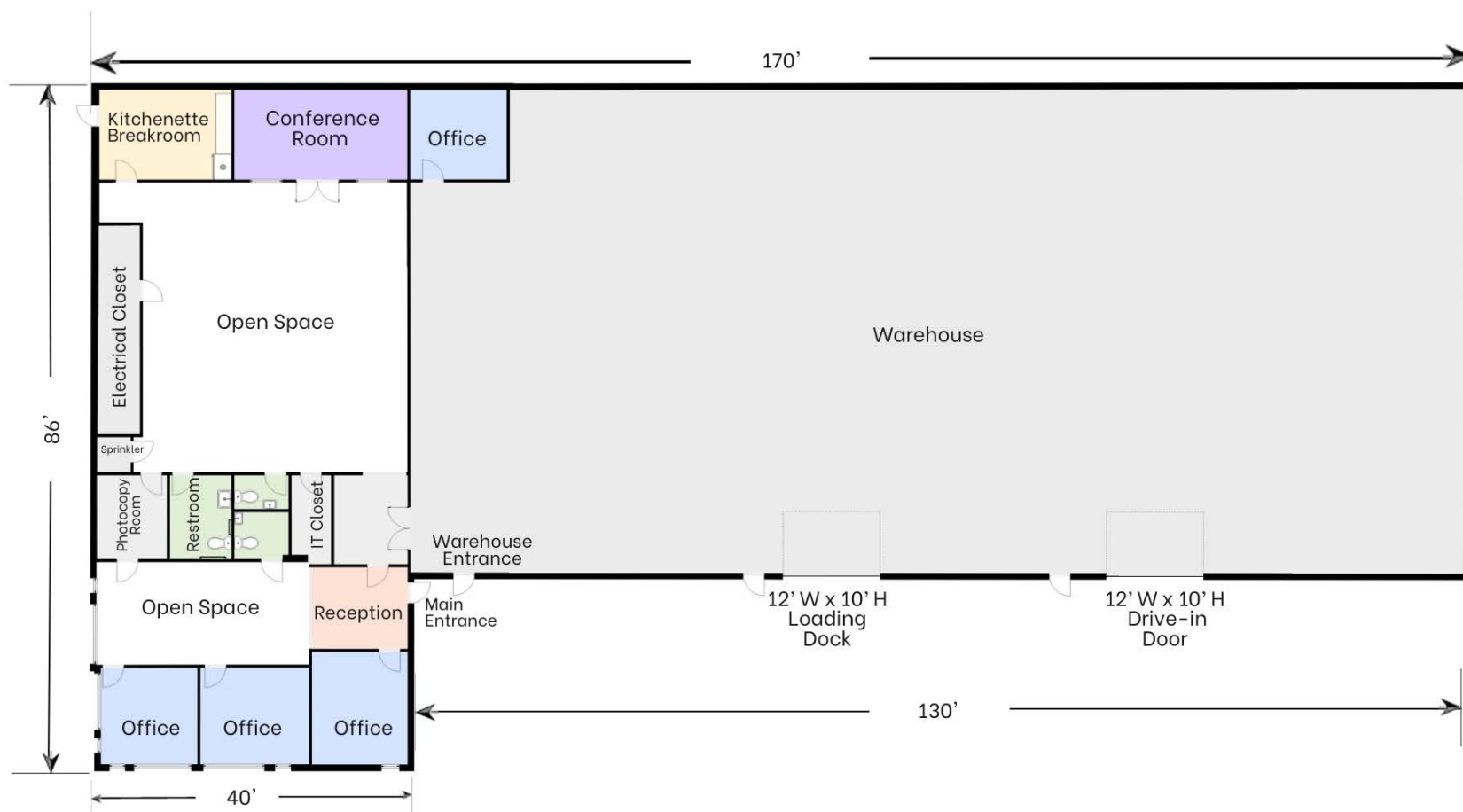
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For Lease

Floor Plan - 11,240 SF - NOT TO SCALE

165 Pepes Farm Road

Milford, Connecticut 06460



Broker: Jon Angel

President

203.335.6600, Ext. 21

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